

# UNOFFICIAL COPY

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## ASSIGNMENT OF RENTS

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KNOW ALL MEN BY THESE PRESENTS, that \_\_\_\_\_

MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS CORPORATION, NOT PERSONALLY BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1988 AND KNOWN AS TRUST NUMBER 88-02-5418

executed a Trust Deed of even date herewith, mortgaging to CHICAGO TITLE AND TRUST COMPANY, the following described real estate:

A TRACT OF LAND COMPRISING PART OF LOT 13 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID TRACT OF LAND BEING ALL THAT PART OF SAID LOT 13 AS LIES WITHIN THE FOLLOWING TRACT: THE EAST 155 FEET OF THE WEST 630.75 FEET OF THE NORTH 269 FEET OF THE SOUTH 599 FEET OF THE SOUTHWEST 1/4 OF SECTION 16.

Permanent Index Numbers: 24-6-300-046 VOL. 244

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Commonly known as: 5521 W. 113th Street, Oak Lawn, Illinois 60453

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and, whereas the DES PLAINES NATIONAL BANK, a national banking association, is the holder of said Trust Deed and the note secured thereby:

NOW, THEREFORE, in order to further secure said indebtedness, and as a part of the consideration of said transaction, the undersigned hereby assigns, transfers, and sets over unto said DES PLAINES NATIONAL BANK of Des Plaines, Illinois, hereinafter referred to as the Bank, and/or its successors and assigns, all of the rents now due or which may hereafter become due under or by virtue of any lease, either oral or written, or any letting of, or any agreement for the use of occupancy of any part of the premises hereindescribed, which may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Bank under the power herein granted, it being the intention hereby to establish an absolute transfer and assignment of all such leases and agreements and all the avails hereunder unto the Bank and especially those certain leases and agreements now existing upon the property hereinabove described.

The undersigned does hereby irrevocably appoint the said Bank the agent of the undersigned for the management of said property, and does hereby authorize the Bank to let and re-let said premises or any part thereof, according to its own discretion, and to bring or defend any suits in connection with said premises in its own name or in the names of the undersigned, as it may consider expedient, and to make such repairs to the premises as it may deem proper or advisable, and to do anything in and about said premises that the undersigned might do, hereby ratifying and confirming anything and everything that the said Bank may do.

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It is understood and agreed that the said Bank shall have the power to use and apply said avails, issues and profits toward the payment of any present or future indebtedness or liability of the undersigned to the said Bank, due or to become due, or that may hereafter be contracted, and also toward the payment of all expenses for the care and management of said premises, including taxes, insurance, assessments, usual and customary commissions to a real estate broker for leasing said premises and collecting rents and the expense for such attorneys, agents and servants as may reasonably be necessary.

It is understood and agreed that the Bank will not exercise its rights under this assignment until after default in any payment secured by the Trust Deed or after a breach of any of its covenants.

It is further understood and agreed, that in the event of the exercise by this assignment, the undersigned will pay rent for the premises occupied by the undersigned at the prevailing rate per month for each room, and a failure on the part of the undersigned to promptly pay said rent on the first day of each and every month shall, in and of itself constitute a forcible entry and detainer and the Bank may in its own name and without any notice or demand, maintain an action of forcible entry and detainer and obtain possession of said premises. This assignment and power of attorney shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto and shall be construed as a Covenant running with the land, and shall continue in full force and effect until all of the indebtedness or liability of the undersigned to the said Bank shall have been fully paid, at which time this assignment and power of attorney shall terminate.

The failure of the Bank to exercise any right which it might exercise hereunder shall not be deemed a waiver by the Bank of its right of exercise thereafter.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 16th day of February, 1988.

SEE EXCULPATORY RIDER ATTACHED  
MIDWEST BANK AND TRUST COMPANY,  
as Trustee as aforesaid 88-02-5418  
& not personally.

Angela McLean  
Asst. Trust Officer

[Signature]  
Asst. Cashier

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TW  
PW

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IN SENATE  
January 11, 1900

REPORT  
OF THE  
COMMISSIONERS OF THE LAND OFFICE  
IN RESPONSE TO A RESOLUTION PASSED  
BY THE SENATE ON JANUARY 10, 1899

ALBANY, N. Y.:  
J. B. WOODS, STATE PRINTER,  
1900

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STATE OF ILLINOIS )  
COUNTY OF COOK )

I, Kathleen Plazyk, a Notary Public in and for said County in the State aforesaid, ~~DO HEREBY CERTIFY~~ County in the State aforesaid, DO HEREBY CERTIFY that Angela McClain of Midwest Bank & Trust Company, and Chester Szyska of said Corporation,

ohw

who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Asst. Trust President and Asst. Cashier appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said Corporation then and there acknowledged that, as custodian of the corporate seal of said corporation, they did affix said corporate seal to said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 24th day of February, 1988, A.D.

*Kathleen Plazyk*



DEPT-01 114.00  
T43333 TRAN 3510 03/14/88 1513100  
17298 + C \* - 33 - 106752  
COOK COUNTY RECORDER

MAILING INSTRUCTIONS:

DES PLAINES NATIONAL BANK  
678 LEE STREET  
DES PLAINES, ILLINOIS 60016

Box 15

-88-106752

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# UNOFFICIAL COPY 2

THIS RIDER IS ATTACHED TO AND MADE PART OF CERTAIN

Assignment of Rents, DATED 2/16/88

EXECUTED BY MIDWEST BANK & TRUST COMPANY, AS TRUSTEE,

U/T/A

88-02-5418

It is expressly understood and agreed by and between the parties hereto that each and all of the warranties, indemnities, representations, covenants, and undertakings and agreements herein made on the part of the trustee are made and intended, not as personal warranties, indemnities, representations, covenants, undertakings and agreements of Midwest Bank and Trust Company, but are made and intended for the sole purpose of binding the trust property, and this document is executed and delivered by said Midwest Bank and Trust Company, not in its' own right, but, as trustee solely in the exercise of the power that conferred upon it as such trustee and no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or be enforceable against Midwest Bank and Trust Company on account of any warranties, indemnities representation, covenants, undertaking or agreement therein contained, whether expressed or implied, all such personal liability, if any, being expressly waived and released by the parties hereto and by all persons claiming by, through and under them.

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2025/01/14